

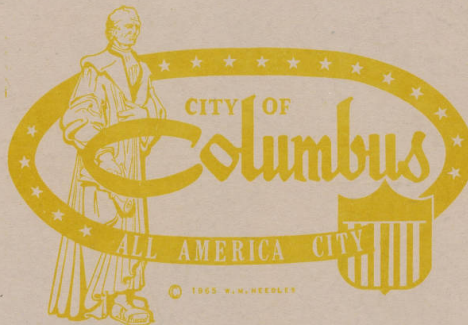
A REVIEW OF

URBAN RENEWAL

PROGRESS

A-20

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1966



DIVISION OF URBAN RENEWAL

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March 31, 1967

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March 31, 1967

ANNUAL REPORT
OF THE

DIVISION OF URBAN RENEWAL
DEPARTMENT OF DEVELOPMENT

TO THE
CITY COUNCIL

CITY OF COLUMBUS, OHIO

- 1966 -

Progress in the Urban Renewal Program in Columbus during 1966 continued the steady upward trend which has marked the three-year period, 1964-66.

In fact, the year 1966 produced tangible results exceeding those of the previous record year of 1965.

Early in 1963, Columbus had only two Urban Renewal projects in execution. These were the Goodale and Market-Mohawk Projects. However, there was little activity in the Market-Mohawk area, because the project area had been expanded and a new application for a Federal Loan and Grant had been submitted.

In 1966, Columbus had EIGHT projects in EXECUTION, plus a Community Renewal Program, a long-range study to provide an action program for future activity consistent with the Comprehensive Plan. The eight projects included:

Clearance -- Goodale (Thurber Village), Market-Mohawk, Children's Hospital, Ohio State University-North* and Bolivar Arms Phase B.

*OSU-North was closed out June 30.

Conservation -- Dennison Avenue

Code Enforcement -- West Side; East Side--South Garfield Square.

Significant areas of progress in Urban Renewal in Columbus include:

NEW CONSTRUCTION

In 1966, redevelopment completed totaled \$5.4 million, including 25 new structures. An additional 31 structures, costing \$14.1 million, were under construction. Prior to 1966, 34 structures were completed at a cost of \$17.1 million.

This brought the grand total of new construction through 1966 to 90 structures costing \$36.7 million, of which 59 structures, costing \$22.5 million, have been COMPLETED.

CAPITAL IMPROVEMENTS

Capital Improvements completed by the City in all project areas totaled \$863,774 in 1966, bringing the grand total to \$4.9 million to date.

LAND SALES

Probably no other major city in the nation can match the Columbus record in obtaining redevelopers for Urban Renewal areas.

At the close of 1966, ALL LAND acquired by the City in its five clearance projects was sold, under contract for sale or committed to a specific selected redeveloper. The national average for redevelopers under contract or selected is 52 per cent for all land acquired.

More than 3.8 million square feet of land has been sold to date. Title to 25 per cent of this total was conveyed during 1966.

CODE ENFORCEMENT

Unquestionably, one of the outstanding achievements under the Urban Renewal Program during the past three years was institution of the Systematic Housing Code Enforcement Program in May, 1964.

The City had adopted a Housing Code in late 1959, but enforcement was on a spotty-complaint basis and was so insignificant that no records are available of inspections made prior to 1964.

CODE ENFORCEMENT (Continued)

The Systematic Housing Code Program began in two areas of the City -- one on the West Side and another on the East Side -- as City-sponsored programs. These areas later were expanded and the Urban Renewal staff prepared and filed applications for a Federal grant of \$260,837 to assist in financing these expanded areas and to make it possible to spread the program to other areas which were requesting this program.

The Systematic Housing Code Program was also instituted in the Dennison Avenue Conservation Area and has now been expanded to Milo-Grogan and the Garrison Park Areas.

The expanded East and West Side Code Enforcement Areas cover eighty-five (85) acres and contain 7,277 dwelling units.

Applications are being prepared for a Federal grant for additional areas. Expansion of the program will be made as rapidly as feasible.

In 1966, inspections were made of 4,339 dwelling units, with re-inspections totaling 6,106. A total of 2,154 orders were issued. Work is in progress on 441 dwelling units, 1,111 orders were complied with, 125 structures were condemned (50 demolished and rehabilitation under way on 55) and 477 were found to require no action.

In addition, exterior surveys have been made of 6,589 structures for survey purposes necessary for the Community Improvement Program studies.

The City's Systematic Housing Code Program brought a commendation from the Federal government upon certification of its required Workable Program for Community Improvement on June 1, 1965 and again upon re-certification on July 1, 1966.

CONDEMNED STRUCTURE DEMOLITION

An application was prepared by the Urban Renewal staff for a Federal grant, approved in November in the amount of \$170,291, to assist the program for the systematic demolition of condemned structures in all sections of the city. The Urban Renewal Division will also administrate the demolition contracts for structures certified for demolition by the Building Regulations Division.

COMMUNITY RENEWAL PROGRAM


Having received approval of a Federal grant of \$347,362, the city moved ahead on long-range studies to determine improvement needs, resources and programs and to recommend specific action for implementing community improvements. These studies are being correlated with the Regional Blue Plan in order to be consistent with the objectives and goals of the Master Plan. Contracts were signed with a common consultant and work began in November, 1966, on detailed studies of the Central City Area within the Innerbelt for both the Regional Center Analysis of the Blue Plan and the Community Renewal Program.

COMMUNITY ORGANIZATION AND PUBLIC PARTICIPATION

Acutely aware that human needs must receive as much, and possibly more, attention than physical needs, the Urban Renewal staff continued to place increasing emphasis on the social aspects of the program.

Staff members have worked closely with other agencies in the social areas. In addition, they have developed programs designed to create better relationships with neighborhood groups, organizations and individuals and to establish a cooperative approach in recognizing, understanding and resolving social, economical and physical problems.

Detailed reports on all Urban Renewal activities are contained in the following pages:


PATRICK PHELAN, ADMINISTRATOR
DIVISION OF URBAN RENEWAL

URBAN RENEWAL PROGRESS SUMMARY

ACQUISITION - 1966:

	<u>Parcels</u>	<u>Cost</u>	<u>Structures Demolished</u>
Goodale	0*	-0-	0**
Market-Mohawk	5	\$330,000	7
OSU-North	0*	-0-	2**
Children's Hospital	2	23,800	5
Dennison Avenue	31	421,400	59
Bolivar Arms	52	284,200	-0-
Total	90	\$1,059,400	73

*Acquisition Completed

**Demolition Completed

PRIOR TO 1966:

	<u>Parcels</u>	<u>Cost</u>	<u>Structures Demolished</u>
Goodale	436	\$ 4,688,062	636
Market-Mohawk	323	9,101,000	520
OSU-North	56	1,435,197	88
Children's Hospital	297	3,565,200	404
Dennison Avenue	21	205,700	5
Total	1133	\$18,995,159	1653
GRAND TOTAL THRU 1966	1223	\$20,054,559	1726

RELOCATION - 1966:

	<u>Individuals</u>	<u>Families</u>	<u>Businesses</u>
Goodale	0*	0*	0*
Market-Mohawk	6*	0*	29
OSU-North	0*	0*	0*
Children's Hospital	0*	0*	16
Dennison Avenue	6	44	6
Bolivar Arms	7	41	1
Total	19	85	52

*Relocation Completed

URBAN RENEWAL PROGRESS SUMMARY

RELOCATION - 1966: (Continued)

PRIOR TO 1966:

	<u>Individuals</u>	<u>Families</u>	<u>Businesses</u>
Goodale	42	420	67
Market-Mohawk	322	433	201
OSU-North	42	36	37
Children's Hospital	47	152	32
Dennison Avenue	<u>7</u>	<u>8</u>	<u>1</u>
Total	<u>460</u>	<u>1049</u>	<u>338</u>
GRAND TOTAL THRU 1966	<u>479</u>	<u>1134</u>	<u>390</u>

LAND SALES - 1966:

	<u>Disposition Tracts</u>	<u>Sq. Feet</u>	<u>Price</u>
Goodale	6	494,641	\$160,105
Market-Mohawk	7	286,980	456,247
OSU-North	1	10,130	13,107
Children's Hospital	<u>1</u>	<u>164,816</u>	<u>78,878</u>
Total	15	956,467	\$708,337

PRIOR TO 1966:

	<u>Disposition Tracts</u>	<u>Sq. Feet</u>	<u>Price</u>
Goodale	21	1,986,230	\$ 881,485
Market-Mohawk	8	440,611	440,153
OSU-North	5	352,898	450,893
Children's Hospital	<u>1</u>	<u>97,798</u>	<u>44,757</u>
Total	<u>35</u>	<u>2,877,537</u>	<u>\$1,817,288</u>
GRAND TOTAL THRU 1966	<u>50</u>	<u>3,834,004</u>	<u>\$2,525,625</u>

URBAN RENEWAL PROGRESS SUMMARY

SITE IMPROVEMENTS - 1966

	<u>Number of Contracts</u>	<u>Cost</u>
Goodale	0*	-0-
Market-Mohawk	4	\$604,051
OSU-North	0*	-0-
Children's Hospital	<u>2</u>	<u>259,723</u>
Total	6	\$863,774

*All Contracts Let Prior to 1966

PRIOR TO 1966:

	<u>Number of Contracts</u>	<u>Cost</u>
Goodale	5	\$ 982,348
Market-Mohawk	7	2,320,760
Children's Hospital	6	418,956
OSU-North	5	95,975
Dennison Avenue	<u>1</u>	<u>243,989*</u>
Total	<u>24</u>	<u>\$4,062,028</u>
GRAND TOTAL THRU 1966	<u>30</u>	<u>\$4,925,802</u>

*Includes \$85,000 Right-of-Way Cost

REDEVELOPMENT COMPLETED - 1966

	<u>Units</u>	<u>Structures</u>	<u>Value</u>
Goodale	220	17	\$2,045,000
Market-Mohawk	22	6	900,000
OSU-North	--	--	120,695*
Children's Hospital	1	1	370,000**
Dennison Avenue	<u>1</u>	<u>1</u>	<u>1,975,000</u>
Total	244	25	\$5,410,695

*Street Construction by Redeveloper

**Includes \$45,000 for Mohawk School Improvements

URBAN RENEWAL PROGRESS SUMMARY

REDEVELOPMENT UNDER CONSTRUCTION - 1966:

	<u>Units</u>	<u>Structures</u>	<u>Value</u>
Goodale	242	21	\$ 3,280,000
Market-Mohawk	7	7	6,225,000
OSU-North	871	2	4,153,000
Dennison Avenue	<u>1</u>	<u>1</u>	<u>520,000</u>
Total	<u>1121</u>	<u>31</u>	<u>\$14,178,000</u>
TOTAL COMPLETED AND UNDER CON- STRUCTION-1966	<u>1365</u>	<u>56</u>	<u>\$19,588,695</u>

COMPLETED PRIOR TO 1966:

	<u>Units</u>	<u>Structures</u>	<u>Value</u>
Goodale	478	22	\$ 9,047,200
Market-Mohawk	257	4	3,489,000
Children's Hospital	3	3	1,469,277
OSU-North	<u>861</u>	<u>5</u>	<u>3,184,229</u>
Total	<u>1599</u>	<u>34</u>	<u>\$17,189,706</u>
GRAND TOTAL COM- PLETED & UNDER CONSTRUCTION THRU 1966	<u>2964</u>	<u>90</u>	<u>\$36,778,401</u>

REHABILITATION COMPLETED - 1966

	<u>Total Structures</u>	<u>Value</u>
Dennison Avenue	120	\$293,205*

*Includes 19 Federal Grants Totaling \$23,270

GOODALE SLUM CLEARANCE AREA REPORT - 1966

DESCRIPTION:

Acres - 122.4

Boundary - W. First Avenue; Buttles Avenue; Spruce Street;
Ingleside and Michigan Avenues; Neil and Harrison Avenues.

Type of Project - Clearance

Loan and Grant - Original approved, August 1, 1958
First Amendatory approved, December 9, 1960
Second Amendatory approved, October 31, 1961
Third Amendatory approved, June 9, 1964

Gross Project Costs - \$6,774,576

Proceeds of Land Sales - \$1,057,095

Net Project Costs - \$5,717,481

Federal Capital Grant - \$3,917,759

Federal Relocation Grant - \$106,105

City's Share (1/3) of Net Costs - \$1,905,827

ACQUISITION:

Total Parcels - 436

Estimated Total Cost - \$4,702,536

Acquired, 1966 - 0

Acquisition Cost, 1966 - 0

Total Parcels acquired through 1966 - 436

Acquisition Cost through 1966 - \$4,688,062

Parcels to be Acquired - 0

Estimated Cost of Parcels to be Acquired - 0

DEMOLITION:

Total Structures - 636

Structures Demolished, 1966 - 0

Total Demolished through 1966 - 636

Structures to be demolished - 0

Goodale Slum Clearance Area Report - 1966 (continued)

RELOCATION:

	<u>Total Workload</u>	<u>Relocated 1966</u>	<u>Relocated thru 1966</u>	<u>Remaining</u>
Individuals	42	0	42	0
Families	420	0	420	0
Business	67	0	67	0

LAND SALES, 1966:

<u>Parcel #</u>	<u>Sales Price</u>	<u>Month Sold</u>	<u>Redeveloper</u>	<u>Land Use</u>
A-2(1)	\$37,245	June	United Redevelopment	Residential
A-2(3)	42,338	June	United Redevelopment	Residential
A-2(4)	36,865	June	United Redevelopment	Nursing Home
A-2(8)	40,365	June	United Redevelopment	Residential
E-4	1,346	June	United Redevelopment	Open Space
E-5	<u>1,946</u>	June	United Redevelopment	Open Space
	\$160,105			

LAND SALES, 1961-1965:

<u>Parcel #</u>	<u>Sales Price</u>	<u>Month Sold</u>	<u>Redeveloper</u>	<u>Land Use</u>
D-1	19,061	June, 1965	Evans Investment Co.	Industrial
A-2(2)	94,440	Nov. 1965	United Redevelopment	Residential
A-2(6)	58,598	May, 1965	United Redevelopment	Residential
A-2(9)	54,546	Nov. 1965	United Redevelopment	Residential
C-1,2,3	20,630	July 1965	Dresser-Ideco	Industrial
E-1	43,011	Aug. 1961	United Redevelopment	Industrial
I-4	45,000	Oct. 1961	Weinman Pump Co.	Industrial
J-1	28,312	Dec. 1961	Capitol Bev. Dist.	Industrial
B-1	72,000	Oct. 1962	United Redevelopment	Industrial
G-1, 2	204,948	Mar. 1962	United Redevelopment	Commercial
A-1,4,5,6	35,372	June 1963	Board of Education	School Exp.

Goodale Slum Clearance Area Report - 1966 (continued)

LAND SALES, 1961-1965 (continued):

<u>Parcel #</u>	<u>Sales Price</u>	<u>Month Sold</u>	<u>Redeveloper</u>	<u>Land Use</u>
F-1	\$ 60,481	May, 1963	United Redevelopment	Residential
A-2(7)	45,545	Sept. 1964	United Redevelopment	Residential
F-2	38,231	May, 1964	United Redevelopment	Residential
A-3	61,310	Dec., 1964	City of Columbus	Park

SITE IMPROVEMENTS PRIOR TO 1965:

<u>Capital Improvement</u>	<u>Cost</u>	<u>Contract Awarded</u>	<u>% Completed</u>
Wheeler Park	\$ 95,826	September, 1962	90
Boundary Street Lighting	14,605	June, 1962	100
Interior Street Lighting	40,301	June, 1962	100
Sanitary Services	25,464	September, 1961	100
Water Services	75,991	September, 1961	100
Storm Sewer			
First Avenue	1,128	September, 1961	100
Harrison Avenue	3,206	September, 1961	100
Buttles Avenue	9,940	September, 1961	100
Perimeter	47,418	September, 1961	100
Boundary Street	62,481	September, 1961	100
Interior Street	228,990	September, 1961	100
Primary Underground Elec.	366,284	February, 1962	90
Street Tree Planting	<u>10,714</u>	May 13, 1964	90
Total	\$982,348		

Goodale Slum Clearance Area Report - 1966 (continued)

REDEVELOPMENT, 1966:

<u>Description</u>	<u>Units</u>	<u>Structures</u>	<u>Value</u>	<u>Land Use</u>
Ohio T.B.*	1	1	\$ 125,000	Office
Alexandria Colony*	123	12	1,100,000	Residential
Thurber Square*	96	4	750,000	Residential
Dresser Ideco (parking lot)*			25,000	Industrial
City National Bank (parking lot)*			45,000	Industrial
Thurber Club**	111	9	780,000	Residential
Tivoli Apartments**	62	5	800,000	Residential
New Yorker Apartments**	60	6	800,000	Residential
Nursing Home**	<u>50</u>	<u>1</u>	<u>900,000</u>	Institution
Total	503	38	\$5,325,000	
			* Completed, 1966	\$2,045,000
			**Under Construction, 1966	<u>3,280,000</u>
				\$5,325,000

REDEVELOPMENT, 1961-1965:

<u>Description</u>	<u>Units</u>	<u>Structures</u>	<u>Value</u>	<u>Land Use</u>
Cantlon Building	1	1	\$ 230,000	Office
Cheses Bldg.	1	1	275,000	Office
Burroughs Bldg.	1	1	200,000	Office
Thurber Towers	224	1	3,000,000	Residential
Westminster Terrace	117	1	2,000,000	Residential
Thurber Manor	115	9	850,000	Residential
Thurber Village				
Shopping Center	13	2	750,000	Commercial
Summer & Company	1	1	230,000	Office
Medical Arts	1	1	200,000	Office
U. S. Trotting Ass'n.	1	1	400,000	Office
Texaco Service Station	1	1	70,000	Industrial
City National Bank				
Oper. Center	1	1	430,000	Industrial
Capital Beverage Distr.	1	1	180,000	Industrial
Weinman Pump Co.			69,200	Parking
First Ave. Elem. Schl. (Improvements Only)			77,000	Public
Oleentangym Elem. Sch). (Improvements Only)			86,000	Public
	<u>478</u>	<u>22</u>	<u>\$9,047,000</u>	
GRAND TOTAL ALL RE- DEVELOPMENT THRU 1966	<u>981</u>	<u>60</u>	<u>\$14,372,000</u>	

Goodale Slum Clearance Area Report - 1966 (continued)

DESCRIPTION:

GOALS AND PROGNOSIS, 1967:

- Acquisition -- Completed.
- Demolition -- Completed.
- Relocation -- Completed.
- Disposition -- Completed.
- Site Improvements -- To be completed by September, 1967.

ANTICIPATED REDEVELOPMENT TO START:

<u>Proposed Use</u>	<u>Units</u>	<u>Structures</u>	<u>Est. Value</u>
Residential Site	71	6	\$800,000
Braddock Motor Freight (Parking Lot & Improvement Only)			39,000
Evans Investment Company	<u>1</u>	<u>1</u>	<u>100,000</u>
	72	7	\$939,000

Project is to be completed by September, 1967.

ACQUISITION:

Total Parcels - 329
 Acquired, 1966 - 5
 Acquisition Cost, 1966 - \$330,000
 Total Parcels Acquired thru 1966 - 328
 Acquisition Cost thru 1966 - \$9,431,000
 Parcels to be Acquired - 1
 Est. Cost of Parcels to be Acquired - \$140,000

DEMOLITION:

Total Structures - 521
 Structures Demolished, 1966 - 7
 Total Demolished thru 1966 - 520
 Structures to be Demolished - 1

MARKET-MOHAWK URBAN RENEWAL PROJECT REPORT - 1966

DESCRIPTION:

Acres - 85

Boundary - South 3rd Street; Grant Avenue; Chapel Street; Fulton Street.

Type of Project - Clearance

Loan and Grant - Original approved, June 11, 1959.
 First Amendatory approved, February 18, 1964.
 Second Amendatory approved, June 10, 1964.

Gross Project Cost - \$14,077,454

Proceeds of Land Sales - \$2,977,480

Net Project Cost - \$11,099,974

Federal Capital Grant - \$8,070,109

Federal Relocation Grant - \$362,450

City's Share (1/4) of Net Cost - \$2,928,101

ACQUISITION:

Total Parcels - 329

Estimated Total Cost - \$9,500,000

Acquired, 1966 - 5

Acquisition Cost, 1966 - \$330,000

Total Parcels Acquired thru 1966 - 328

Acquisition Cost thru 1966 - \$9,431,000

Parcels to be Acquired - 1

Est. Cost of Parcels to be Acquired - \$140,000

DEMOLITION:

Total Structures - 521

Structures Demolished, 1966 - 7

Total Demolished thru 1966 - 520

Structures to be Demolished - 1

Market-Mohawk UR Project Report - 1966 (continued)

RELOCATION:

	<u>Total Workload</u>	<u>Relocated 1966</u>	<u>Relocated thru 1966</u>	<u>Remaining</u>
Individuals	328	6	328	0
Families	433	0	433	0
Business	231	29	230	1*

* Gilbert Shoe Store

LAND SALES, 1966:

<u>Parcel #</u>	<u>Sale Price</u>	<u>Month Sold</u>	<u>Redeveloper</u>	<u>Land Use</u>
3-2	\$ 44,496	February	United Redevelopment	Commercial
7-2	32,485	April	United Redevelopment	Commercial
3-4	60,278	April	United Redevelopment	Commercial
8-1	89,088	May	United Redevelopment	Commercial
7-1	45,903	June	United Redevelopment	Commercial
19	134,000	August	United Redevelopment	Commercial
8-3	49,997	September	United Redevelopment	Commercial

LAND SALES, 1961-1965:

<u>Parcel #</u>	<u>Sale Price</u>	<u>Month Sold</u>	<u>Redeveloper</u>	<u>Land Use</u>
14	3,600	Nov., 1961	St. Joseph Academy	Institution
6	262,750	Mar., 1964	United Redevelopment	Hotel
24	54,100	July, 1964	City of Columbus	Fire Station
3-1	45,703	Nov., 1964	United Redevelopment	Office
23	17,000	May, 1965	Trinity Lutheran Ch.	Institution
4	35,000	June, 1965	Grant Hospital	Institution
9	11,000	Oct., 1965	United Redevelopment	Residential
1	11,000	Nov., 1965	Central Presby. Ch.	Institution

Market-Mohawk UR Project Report - 1966 (continued)

SITE IMPROVEMENTS, 1966:

<u>Capital Improvement</u>	<u>Cost</u>	<u>Contract Awarded</u>	<u>% Completed</u>
Water, Streets & Sidewalks (Phase II)	\$304,420	October 6, 1966	50
Street Tree Planting	29,175	November 1, 1966	75
Sanitary Sewer	4,925	June 16, 1966	100
Street Lighting - Phase II	<u>265,531</u>	Sept. 28, 1966	50
Total	\$604,051		

SITE IMPROVEMENTS, PRIOR TO 1966:

<u>Capital Improvement</u>	<u>Cost</u>	<u>Contract Awarded</u>	<u>% Completed</u>
Storm Sewers	\$ 61,142	March 16, 1964	100
Storm Sewers	865,611	July 27, 1965	100
Storm Sewers	205,831	April 27, 1965	100
Sanitary Sewers	187,909	March 4, 1965	100
Underground Electric	436,402	March 22, 1965	100
Street Lighting	222,758	July 19, 1965	100
Water, Streets & Sidewalks	<u>341,107</u>	July 13, 1965	75
Total	\$2,320,760		
GRAND TOTAL OF SITE IMPROVEMENTS	<u>\$2,924,811</u>		

Market-Mohawk UR Project Report - 1966 (continued)

REDEVELOPMENT, 1966:

<u>Description</u>	<u>Units</u>	<u>Structures</u>	<u>Value</u>	<u>Land Use</u>
Town Square Apts.*	20	4	\$200,000	Apts.
Trinity Lutheran Ch.*	1	1	200,000	Inst.
Board of Realtors**	1	1	525,000	Office
Franklin Co. TB Assoc.**	1	1	200,000	Office
Wallack Building**	1	1	600,000	Office
Gilbert's**	1	1	800,000	Comm.
Lawyers Title*	1	1	500,000	Office
Grant Hospital	1	1	3,000,000	Office
A & P**	1	1	500,000	Comm.
Medco**	1	1	600,000	Office
	<u>29</u>	<u>13</u>	<u>\$7,125,000</u>	

* Completed, 1966

** Under Construction, 1966

\$ 900,000
6,225,000

\$7,125,000

COMPLETED, 1962-65:

St. Joseph Academy	1	1	\$ 21,000	Inst.
Fire Station	2	1	318,000	Public
Holiday Inn	253	1	2,500,000	Hotel
Credit Bureau	<u>1</u>	<u>1</u>	<u>650,000</u>	Office
	257	4	\$3,489,000	
	<u>—</u>	<u>—</u>	<u>—</u>	

GRAND TOTAL ALL
REDEVELOPMENT THRU 1966

286 17 \$10,614,000

Market-Mohawk UR Project Report - 1966 (continued)

GOALS AND PROGNOSIS, 1967:

Acquisition - To be completed.

Demolition - To be completed.

Relocation - To be completed.

Site Improvements:

Mall Improvement \$35,305

Anticipated Redevelopment*

<u>Proposed Use</u>	<u>Units</u>	<u>Structures</u>
Offices	3	3
Bus Terminal	1	1
St. Joseph School	1	1
Nursing Home	32	1
Residential Use	144	1
Elderly Housing	208	1
ESTIMATED REDEVELOPMENT VALUE		- \$7,000,000

* Under terms of the redevelopment contract with United Redevelopment Corporation, signed February 19, 1964, the redeveloper is required to have purchased 25% of the acreage involved in the contract before February 19, 1967. As of December 31, 1966, URC had purchased 23.5% of the acreage. It is anticipated that the contract terms will be met.

OHIO STATE UNIVERSITY NORTH URBAN RENEWAL PROJECT REPORT - 1966

DESCRIPTION:

Acres - 18

Boundary - High Street; Woodruff Avenue; Peasley Street; Lane Avenue.

Type of Project - Clearance

Loan and Grant - Original approved, October 28, 1963.
First Amendatory approved, May 13, 1965.

Gross Project Cost - \$4,591,404.69

Proceeds from Land Sales - \$464,000.00

Net Project Cost - \$4,127,404.69

Federal Capital Grant - \$1,207,150.01

Federal Relocation Grant - \$97,595.93

City's Share (1/3) of Net Cost - \$1,375,801.56

ACQUISITION:

Total Parcels - 56

Total Cost - \$1,435,197

Acquired, 1966 - 0

Acquisition Cost, 1966 - 0

Total Parcels Acquired thru 1966 - 56

Parcels to be Acquired - 0

DEMOLITION:

Total Structures - 90

Structures Demolished, 1966 - 2

Total Demolished thru 1966 - 90

Structures to be Demolished - 0

Ohio State University North Urban Renewal Project Report - 1966 (continued)

RELOCATION:

	<u>Total Workload</u>	<u>Relocated 1966</u>	<u>Remaining</u>
Individuals	42	0	0
Families	36	0	0
Business	37	0	0

LAND SALES, 1966:

<u>Parcel #</u>	<u>Sale Price</u>	<u>Month Sold</u>	<u>Redeveloper</u>	<u>Land Use</u>
1 (part)	\$ 13,107	January	State of Ohio	Public/Dorm.

LAND SALES, 1964-65:

<u>Parcel #</u>	<u>Sale Price</u>	<u>Month Sold</u>	<u>Redeveloper</u>	<u>Land Use</u>
1	\$285,000	Feb., 1965	State of Ohio	Public/Dorm.
4 (part)	106,893	June, 1965	State of Ohio	Public/Dorm.
2	37,400	Nov., 1964	State of Ohio	Public/Dorm.
3	17,100	Nov., 1964	State of Ohio	Public/Dorm.
5	4,500	Nov., 1964	State of Ohio	Public/Dorm.

SITE IMPROVEMENTS, 1965:

<u>Capital Improvement</u>	<u>Cost</u>	<u>Contract Awarded</u>	<u>% Completed</u>
<u>Street Improvements</u>			
Lane Avenue)	\$39,160	March, 1965	100
High Street)		March, 1965	100
Peasley Street)	3,570	March, 1965	100
Woodruff Avenue)		March, 1965	100
Water Line	29,172	March, 1965	100
Storm Sewer	9,935	March, 1965	100
Street Lighting*	14,138	July, 1965	100

*Force Account

GRAND TOTAL
OF SITE IMPROVEMENTS

\$95,975

Ohio State University North Urban Renewal Project Report - 1966 (continued)

REDEVELOPMENT, 1966:

<u>Description</u>	<u>Units</u>	<u>Structures</u>	<u>Value</u>
Dormitory #10**	870	1	\$3,060,000
N.E. Dining Hall**	1	1	1,093,000
Curl Drive* (new street construction)	—	—	<u>120,695</u>
Total	871	2	\$4,273,695
* Completed, 1966			\$ 120,695
** Under Construction, 1966			<u>4,153,000</u>
			\$4,273,695

REDEVELOPMENT COMPLETED PRIOR TO 1966:

<u>Description</u>	<u>Units</u>	<u>Structures</u>	<u>Value</u>
Dormitory #7	226	1	\$ 711,285
Dormitory #1	226	1	557,715
Dormitory #2	204	1	557,715
Dormitory #4	204	1	600,000
Central Dining	<u>1</u>	<u>1</u>	<u>757,514</u>
Total	861	5	\$3,184,229
GRAND TOTAL ALL REDEVELOPMENT THRU 1966	1732	7	\$7,457,924
	==	=	==

GOALS AND PROGNOSIS, 1967:

- Acquisition -- Completed.
- Demolition -- Completed.
- Relocation -- Completed.
- Site Improvements -- Completed.
- Disposition -- Completed.

Ohio State University North UR Project Report - 1966 (continued)

ANTICIPATED REDEVELOPMENT TO BE STARTED:

<u>Proposed Use</u>	<u>Units</u>	<u>Structures</u>	<u>Est. Value</u>
Bldg. No. 11	870	1	\$1,000,000
Bldg. No. 13	<u>204</u>	<u>1</u>	<u>1,000,000</u>
	1074	2	\$2,000,000

This project was closed out June, 1966.

CHILDREN'S HOSPITAL URBAN RENEWAL PROJECT REPORT - 1966

DESCRIPTION:

Acres - 68

Boundary - Stauring Street; South 4th Street; Livingston Avenue;
South Monroe Avenue.

Type of Project - Clearance

Loan and Grant - Original approved, February 11, 1963.
First Amendatory approved, December 10, 1965.

Gross Project Cost - \$5,636,541

Proceeds of Land Sales - \$1,808,900

Net Project Cost - \$3,827,641

Federal Capital Grant - \$3,344,478

Federal Relocation Grant - \$193,683

City's Share of Net Cost - \$483,163
(Pooled with OSU North)

ACQUISITION:

Total Parcels - 302

Estimated Total Cost - \$3,789,000

Acquired, 1966 - 2

Acquisition Cost, 1966 - \$23,800

Total Parcels Acquired thru 1966 - 299

Acquisition Cost thru 1966 - \$3,589,000

Parcels to be Acquired - 3

Est. Cost of Parcels to be Acquired - \$200,000

DEMOLITION:

Total Structures - 415

Structures Demolished, 1966 - 5

Total Demolished thru 1966 - 404

Structures to be Demolished - 11

Children's Hospital UR Project Report - 1966 (continued)

RELOCATION:

	<u>Total Workload</u>	<u>Relocated 1966</u>	<u>Relocated thru 1966</u>	<u>Remaining</u>
Individuals	47	-0-	47	-0-
Families	152	-0-	152	-0-
Business	50	16	48	2

LAND SALES, 1966:

<u>Parcel #</u>	<u>Sale Price</u>	<u>Month Sold</u>	<u>Redeveloper</u>	<u>Land Use</u>
1 of Plat B-2	\$78,878	August	Bd. of Education	Semi-Public

LAND SALES, 1961-65:

1 of Plat B-1	\$44,757	May, 1965	Livingston Meth. Church	Institution
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SITE IMPROVEMENTS, 1966:

<u>Capital Improvement</u>	<u>Cost</u>	<u>Contract Awarded</u>	<u>% Completed</u>
Street Tree Planting	\$ 9,534.00	November 1, 1966	100
Street, Electric & Water Improvements	<u>250,189.00</u>	October 6, 1966	50
Total	\$259,723.00		

SITE IMPROVEMENTS PRIOR TO 1966:

<u>Capital Improvement</u>	<u>Cost</u>	<u>Contract Awarded</u>	<u>% Completed</u>
Interior Streets	\$ 15,605	April 17, 1962	100
Interior Storm Sewer	3,525	June 22, 1961	100
Water Line	4,920	June 22, 1961	100
Interior Street Lighting	7,138	April, 1962	100
Sanitary Sewer	99,963	(Force Account) 1963 (Expressway Contract)	100
Streets, Storm Sewers, Water Lines & Elect. Distribution	270,486	December 14, 1965	100
Sanitary Sewer	<u>17,319</u>	October 7, 1965	100
Total	\$418,956		

GRAND TOTAL OF
SITE IMPROVEMENTS \$678,679

Children's Hospital UR Project Report - 1966 (continued)

REDEVELOPMENT, 1966:

<u>Description</u>	<u>Units</u>	<u>Structures</u>	<u>Value</u>	<u>Land Use</u>
Livingston Meth. Church*	1	1	\$325,000	Inst.
Mohawk School Expansion*	<u>0</u>	<u>0</u>	<u>45,000</u>	Semi-Public
TOTAL	1	1	\$370,000	

Completed, 1961-65:

Ross Hall**	1	1	\$1,044,470	Inst.
Mental Health	1	1	279,781	Inst.
Crippled Children	<u>1</u>	<u>1</u>	<u>145,026</u>	Inst.
TOTAL	3	3	\$1,469,277	

GRAND TOTAL ALL REDEVELOPMENT THRU 1966	<u>4</u>	<u>4</u>	<u>\$1,839,277</u>	
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GOALS AND PROGNOSIS, 1967:

- Acquisition - To be completed.
- Demolition - To be completed.
- Relocation - To be completed.
- Site Improvement - To be completed.

ANTICIPATED REDEVELOPMENT:

<u>Proposed Use</u>	<u>Units</u>	<u>Structures</u>	<u>Est. Value</u>
Parking Lot	180 spaces	-	\$ 56,000
Stadium	-	1	130,000

- * Under Construction, 1966
- ** Construction within project area

It is anticipated that the remainder of the project land will be under contract by the end of the year. A contract with the School Board has been negotiated for the sale of 13 acres of land for a football stadium. Construction could begin early this summer. Also negotiations are continuing for the sale of 13 acres of land to Columbus Redevelopment Corporation for commercial redevelopment. The remaining 9 acres of land adjacent to Children's Hospital will be sold to a group which will develop the area in conjunction with the growth and expansion of the Hospital. A determination as to uses for the land is being awaited from Children's Hospital.

DENNISON AVENUE CONSERVATION PROJECT REPORT - 1966

DESCRIPTION:

Acres - 123
Boundary - First Avenue; Neil Avenue; Fifth Avenue; High Street.
Type of Project - Conservation
Loan and Grant - Original approved, July 2, 1965.
Gross Project Cost - \$2,947,276
Proceeds of Land Sales - \$246,100
Net Project Cost - \$2,701,176
Federal Capital Grant - \$1,543,991
Federal Relocation Grant - \$77,330
City's Share (1/3) of Net Cost - \$900,392

ACQUISITION:

Total Parcels - 114
Estimated Total Cost - \$1,033,467
Acquired, 1966 - 31
Acquisition Cost, 1966 - \$421,400
Total Parcels Acquired thru 1966 - 52
Acquisition Cost thru 1966 - \$627,100
Parcels to be Acquired - 62
Est. Cost of Parcels to be Acquired - \$406,367

DEMOLITION:

Total Structures - 113
Structures Demolished - 59
Total Demolished thru 1966 - 64
Structures to be Demolished - 49

Dennison Avenue Conservation Project Report - 1966 (continued)

RELOCATION:

	<u>Total Workload</u>	<u>Relocated 1966</u>	<u>Relocated thru 1966</u>	<u>Remaining</u>
Individuals	50	6	13	37
Families	187	44	52	135
Businesses	29	6	7	22

SITE IMPROVEMENTS PRIOR TO 1966:

<u>Capital Improvement</u>	<u>Cost</u>	<u>Contract Awarded</u>	<u>% Completed</u>
Streets)			
Fire Hydrants)			
(New and Relocated))	\$158,989	November, 1965	100
Street Right-of-Way	<u>85,000</u>		
Total	\$243,989		

REDEVELOPMENT, 1966:

<u>Description</u>	<u>Units</u>	<u>Structures</u>	<u>Value</u>	<u>Land Use</u>
Indoor Swim Pool**	1	1	\$ 520,000	Recreation
Doctors Hospital* (North Wing)	<u>1</u>	<u>1</u>	<u>1,975,000</u>	Institution
Total	2	2	\$2,495,000	

* Completed, 1966
 ** Under Construction, 1966

\$1,975,000
520,000
 \$2,495,000

REHABILITATION, 1965-1966:

<u>Federal Grants</u>	<u>Private Rehabilitation</u>	<u>Amount</u>
19	-	\$ 23,270
	101	<u>269,935</u>
	Total	\$293,205
	Total Homes Improved	120

Dennison Avenue Conservation Project Report - 1966 (continued)

GOALS AND PROGNOSIS, 1967:

Acquisition - To be 70% completed.

Demolition - To be 50% completed.

Relocation - To be 40% completed.

SITE IMPROVEMENTS -

<u>Improvement</u>	<u>Cost</u>
Street & Alley Removal & Improvement	\$143,000
Water Line	14,392
Street Lighting	93,000
Mall Lighting	<u>10,000</u>
Total	\$260,392

LAND DISPOSITION - To be 40% completed.

REDEVELOPMENT -

- 175 structures should have rehabilitation completed.
- The new indoor swim center will be completed.
- Doctors Hospital will begin construction on the adjoining parking lot and landscaping.
- The Dennison Avenue Mall will be completed.
- The Board of Education will complete improvements to the Everett Junior High School.

BOLIVAR ARMS URBAN RENEWAL PROJECT REPORT - 1966

DESCRIPTION:

Acres - 61.1

Boundary - Monroe Avenue; Leonard Avenue; Bolivar Street; Pennsylvania Railroad; Trevitt Street; Atcheson Street.

Type of Project - Clearance

Survey and Planning Grant - Approved October 12, 1964.

Loan & Grant - Part I Application submitted September 1, 1965.
Part I Application approved April 27, 1966.

Part II submitted May 19, 1966.
Part II approved June, 1966.

Loan and Grant Contract between the City of Columbus and the United States of America signed July 25, 1966.

Gross Project Cost - \$6,139,917

Est. Proceeds of Land Sales - \$723,443

Net Project Cost - \$5,416,483

City's Share (1/3) of Net Cost - \$1,805,495*

* No City funds will be required. City's share will be paid through credits.

ACQUISITION:

Total Parcels to be acquired - 340

Est. Total Cost - \$2,759,154

To insure that property owners are offered a fair price for their properties, two appraisals of each parcel are made by local qualified appraisers. Contracts were entered into with local appraisers after authorization by City Council.

First Acquisition Appraisals were forwarded to Chicago on August 1, 1965. Second Acquisition Appraisals were forwarded to Chicago on April 13, 1966. Third Acquisition Appraisals of certain parcels requested by the Chicago office were forwarded to Chicago on October 10, 1966.

Bids for Title Insurance have been received and a contract for Title Insurance has been let.

As of December 31, 1966, contracts to sell had been entered into with 185 property owners. Fifty-two (52) had been closed.
Cost - \$284,200.

Bolivar Arms Urban Renewal Project Report (continued)

DEMOLITION:

Total Structures to be demolished - 437

Bids for demolition of structures have been advertised and bid openings took place November, 1966.

A contract for demolition of structures should be entered into by the latter part of January, 1967, and demolition of structures should start in February, 1967.

RELOCATION:

A Relocation Office within the project area was opened in December, 1966.

	<u>Total Workload</u>	<u>Relocated 1966</u>	<u>Remaining</u>
Individuals	72	7	65
Families	279	41	238
Business	32	1	31

REDEVELOPMENT:

To determine the prices for which cleared land is sold in an urban renewal area, two separate independent re-use appraisals must be obtained.

First re-use appraisal and the second re-use appraisal were forwarded to Chicago in May, 1966.

Revised re-use appraisals requested by the Chicago office are under contract and were completed in December, 1966.

City Council authorized the acceptance of proposals (which include the parcels and the amount of money) for redevelopment of certain tracts in the Bolivar Arms Urban Renewal Area.

These proposals have been entered into with the Columbus Metropolitan Housing Authority, the Columbus Public Library, Columbus Board of Education, etc.

26 acres for estimated 396 units of public housing.

7.3 acres for expansion of Monroe Junior High School.

3.1 acres for expansion of Trevitt Elementary School.

3.9 acres for recreation facilities.

.3 acres for public library branch.

2.4 acres for facilities of Saint Dominic's Church and School.

COMMUNITY RENEWAL PROGRAM

The Community Renewal Program is a \$521,043 planning study to determine long-range improvement needs, resources and programs and to recommend specific action for programming community improvements.

An application for Federal assistance was prepared by the Urban Renewal Department and a Federal grant of \$347,362 was approved. The local share of \$173,681 will be provided through credits for staff services furnished by several city departments: Service, Safety, Planning, Finance and Legal.

The C.R.P. studies are being correlated with those being carried out as part of the "Blue Plan," a regionally-oriented comprehensive land use and transportation study. The C.R.P. studies will expand and supplement, but not duplicate, Blue Plan activity.

There is a sharp distinction between the Blue Plan and C.R.P. studies. The Blue Plan is, in effect, a regional "Master Plan" which will outline in broad general terms the needs, goals and objectives. The C.R.P. is an essential tool which can assist implementation of specific actions necessary in carrying out the broad goals of the Blue Plan.

For example, the Blue Plan will establish proper land uses projected on long-range needs. The C.R.P. will recommend specific activity and establish priorities for such action commensurate with available resources.

The Blue Plan will identify areas of blight. The C.R.P. will recommend specific corrective action.

To provide the basis for action recommendations, it is necessary that various C.R.P. studies be more in depth and broader in some cases than those necessary for the Blue Plan.

Community Renewal Program (continued)

However, the C.R.P. studies will utilize much of the data obtained by the Blue Plan studies. It is significant to note the outstanding cooperation and coordination among the Regional Planning, Columbus City Planning and Urban Renewal staffs as each works toward common goals.

The C.R.P. study areas will cover the central one-third of the city and is particularly oriented with the needs of the inner city.

In the area where correction or prevention of blight is necessary, three types of Renewal Programs will be recommended:

1. Conservation (Rehabilitation)
2. Clearance (where determined necessary and appropriate according to established criteria).
3. Code Enforcement

An Operational Guide was prepared which provides the basis for undertaking the specific program studies. Following is an outline of the studies and activities to be undertaken in the C.R.P.:

- Need for Improvement (Inventory of Problems)
- Economic Basis for Improvement
- Planning Goals and Technological Advancements
- Intergovernmental and Intragovernmental Coordinating Mechanism
- Public and Private Agency Coordinating Mechanism
- Workable Program for Community Improvement Policies & Goals
- Urban Design Study
- General Improvement Goals and Programs
- Resource Analysis
- Specific Project Recommendations

In addition, the following contracts were prepared and have been completed:

- Code and Ordinance Evaluation Study
- Economic Basis for Improvement Study
- Technological Advancements Study
- Base Map Preparation

Work began by consultants in November, 1966, on all remaining studies in Study Area #1 (within the Innerbelt).

COMMUNITY ORGANIZATION AND PUBLIC PARTICIPATION

Urban Renewal has a continuing program to create better working relationships with neighborhood groups and neighborhood organizations. On the premise that good communications create an informed public, Urban Renewal staff personnel have attended Neighborhood Council meetings, given speeches, arranged bus tours, conducted clinics and taken many other steps to encourage public participation.

A staff member is presently working part-time in the Dennison Avenue Conservation Area in connection with Thompson Recreation Center, the Near Northside Neighborhood Council and the Godman Guild. It is necessary that all Dennison Avenue residents understand the concept of rehabilitation and are aware of the financial aid that is available to them under the Conservation Program.

A slide presentation has been prepared of the Dennison Avenue Area. It traces the history of the area over a period of years, pointing out signs of decay. The slideshow examples of rehabilitation work done and of City capital improvements. The presentation has been made before many organizations within the area, among them, the Dennison Section of the Near Northside Neighborhood Council, the "Hints on Housekeeping Home Improvement Clinic", the Anti-Poverty workers at the Near Northside Neighborhood Service Center and others. The presentation has also been shown to interested groups out of the area. The concept of rehabilitation is easily learned from this pictorial story of conservation in Columbus.

The "Hints on Housekeeping Clinic" was established in October, 1966, at the Thompson Recreation Center. The purpose of the clinic is to inform homemakers of new ways to improve and decorate their homes. Programs range from ways to economize on food purchasing and preparation, to ways to paint your own coffee table or sew your own curtains. At the December meeting of the clinic,

a Home Economist from the Electric Company demonstrated how to cook two dishes and use leftovers effectively. It is the aim to eventually turn the clinic over to residents in the area, so that they may plan demonstrations to meet their individual needs.

In March, 1967, the Division of Urban Renewal plans to sponsor a Home Improvement Award Ceremony in the Dennison Avenue area. The ceremony will honor all those people who have brought their homes up to code or conservation standards. Conservation Award recipients will receive plaques and Code Award recipients will receive certificates congratulating them on the fine work they have done in fixing-up their homes.

A staff member from the Division of Urban Renewal attends all meetings of the Dennison Section of the Near Northside Neighborhood Council. Questions raised about the progress of the conservation project are answered. Dennison Section members are asked to review certain plans for the area, whether it concerns a new mall, parking facilities or new playgrounds.

In October, 1966, the Dennison Section sponsored A WAR ON RATS CAMPAIGN in the Conservation Area. With the help of the Division of Urban Renewal, posters were distributed throughout the area alerting residents to the problems of pests. Rat poison was delivered from door-to-door by members of the Dennison Section and small leaflets were printed up giving out information of how to rid the area of such vermin. The written reports of the campaign show remarkable success in educating area residents about the pest problem.

Planning is underway for a program on Landlord-Tenant Relationship Problems. With the help of the Anti-Poverty workers at the Near Northside Service Center, all landlords will be contacted and a meeting scheduled to set up a program on how landlord-tenant relationships may be improved.

In the past year, the Division of Urban Renewal has attempted to strengthen relations with ALL Neighborhood Councils in the City. The following is a list of contacts our Division has made to better inform the residents of Columbus about the Urban Renewal program:

Near East Side Area Council
Bolivar Arms Neighborhood Council

East Central Area Council
Berkley-Kent Neighborhood Club,
Bide-A-Wee Park Area Council

East Central Citizens Organization (ECCO)
Cloverleaf Neighborhood Club
Main Street Neighborhood Club
Middle East Neighborhood Club
Blackburn Neighborhood Club
Central Southeast Civic Improvement Association
Fairwood Mound Neighborhood Club
Rich Street Neighborhood Club
United Eastern Civic Improvement Association
Council of South Garfield Square
United Effort Neighborhood Club
Franklin Park Advisory Council

Franklinton Area Council

Hilltop Community Council

Near Northside Neighborhood Council
Thurber Village Section
Michigan Avenue Section
Dennison Section
Second Avenue Section
South Campus Section
New Indianola Section

United North End Community Association
Milo-Grogan Area Council
Tray-Lee Community Council

Lectures - Bus Tours - Newspaper Articles

October 15, 1966 - Bus Tour of UR areas for School of
Social Work, Ohio State University

October 29, 1966 - Bus Tour of UR areas for Provincial
Members of the Junior League

November 7, 1966 - Lecture - Capital University - combined
class - Public Health Nurses & Sociologists

Lectures - Bus Tours - Newspaper Articles (continued)

- December 6, 1966 - Women on the Move - A Community Forum -
Panel member discussed Code Enforcement
- February 16, 1967 - Whetstone High School - 12th Grade Honor
Class - Principles of Democracy - Urban
Renewal Today
- March 10, 1967 - VISTA Workers - Godman Guild - The Denni-
son Avenue Conservation Area
- March 13, 1967 - Franklin University - City Government Class -
Urban Renewal Today - What You Can Do To Help

Articles have appeared periodically in the North Side Herald
concerning the progress in the Dennison Avenue Area.

A front page story appeared in the Call & Post on October 13,
1966, concerning improvements made in the Milo-Grogan and
Garrison Park areas.

Various articles have appeared in the Columbus newspapers con-
cerning the progress in all nine urban renewal areas, including
the Code Enforcement Areas.

THE WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT

One of the City's least understood activities is the "Workable Program for Community Improvements."

Therefore, it is essential to emphasize the purposes and importance of this program and to point out the serious consequences if sufficient progress is not shown on a continuing basis to qualify for recertification annually by the Housing and Urban Development Agency of the United States Government.

The Workable Program involves every facet of the administrative branch of city government. It is NOT an Urban Renewal activity, nor is it designed to serve only the Urban Renewal interests.

However, the Urban Renewal Division is charged with the responsibility of reporting progress made in all areas involved in order to prepare and submit the application for annual recertification.

Failure to obtain recertification would have immediate and drastic results in that the City would be ineligible for Federal assistance for the following programs:

- a. Urban Renewal
- b. Section 220 FHA Mortgage Insurance
- c. Section 221(d)(3) FHA Mortgage Insurance
- d. Public Housing
- e. Open Space

Based upon the sound principle that these forms of Federal assistance are intended only for communities which are making a real effort to help themselves, Congress has provided that these Federal aids shall go only to communities which are actively carrying out a Workable Program certified by the Housing and Urban Development Agency.

The areas in which the Workable Program must show continuing progress are covered in seven broad categories:

1. Codes and Ordinances -- including adoption and enforcement of adequate basic codes for building; plumbing; electrical and housing; and keeping such codes updated by regular review.
2. Comprehensive Community Planning -- including land use, major thoroughfare and community facilities plans; zoning; sub-division regulations and a capital improvements program.
3. Neighborhood Analyses

WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENTS

4. Administrative Organization
5. Financing
6. Housing for families displaced by any governmental action.
7. Citizen Participation -- to assist in formulating programs and goals for the Workable Program and to serve as the medium for bringing private resources into the Program, a community must have an active Citizens Advisory Committee.

In December, 1966, the Citizens Advisory Committee for Community Improvement was re-organized upon recommendation of the City Administration and Advisory Committee Chairman H. James Holroyd.

It is hoped that the reorganization of the committee will enable it to function more effectively and better serve the purposes for which it was created.

Attached is a copy of the new constitution and by-laws created for the Mayor's Citizens Advisory Executive Committee for Community Improvement.

The new constitution now enables the committee to set-up an eight member Executive Board, to learn about community deficiencies and the means and methods for remedying them, to make recommendations for improvement and to help inform other citizens and groups on the need for community improvement.

The following are members of the Executive Board of the Mayor's Citizens Advisory Committee, Mr. H. James Holroyd acting as Chairman:

Mr. Robert Levy
Mrs. Sallie Hahn
Mrs. Ruth Schildhouse
Mr. Trent Sickles
John H. Rosemond, M.D.
Joseph Blair, Ph.D.
Mr. William Knepper

It is the aim of the Executive Committee to try and meet any community deficiencies that may exist, by establishing the proper commissions, agencies or councils to combat city problems.

The two standing sub-committees are Minority Housing and the Rehabilitation - Code Enforcement Sub-Committee.

The Executive Board of the Mayor's Citizens Advisory Committee has recently established a Commission on Aging and is presently hearing recommendations to establish a commission on Jobs for Youths. Any department, organization or group that feels there is a need to establish a commission or sub-committee to meet certain city problems will be heard before the Executive Board.

WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT

Plans are underway at the present time for numerous 1967 projects. The Rehabilitation and Code Enforcement Sub-Committee is considering a SHOW BLOCK in the Dennison Conservation Area. Every house in the SHOW BLOCK would receive a new coat of paint. The sub-committee would make it possible to purchase quantities of paint at a low price for Dennison Avenue Show Block Residents.

Mr. Charles Nitschke is finishing his booklet on "Rehabilitation Hints." The booklet will be handed out free of charge to all interested persons.

The Rehabilitation and Code Enforcement Sub-Committee is planning to issue a Rehabilitation Newsletter in the near future. The newsletter will tell of progress made in the conservation area, monies spent, clinics started, Day-Care Centers needed and general information on what is happening in the area.

A Speakers Bureau will be set up shortly to help spread the word about rehabilitation and its progress here in Columbus. Committee members will offer their time to speak at different club and organization meetings.

A Landlord-Tenant Relationship Board is being started to help straighten out many of the problems that now exist between renter and owner.

Those members of the Rehabilitation and Code Enforcement Sub-Committee, who are concerned with City Codes, are presently reviewing the codes to make sure that they are up to present day standards.

The planning consultant firm of Candeub, Fleissig and Associates prepared a Code and Ordinance Evaluation Study for the City of Columbus in August of 1966.

Many of the consultant's recommendations are now being reviewed by committee members and suggested as possible revisions for our City Codes.

Chairman and Vice Chairman of the CACCI shall be appointed by the Mayor for a term of one year. They may succeed themselves.

Section II - Executive Committee

The Executive Committee shall consist of the Chairman, Vice Chairman and not more than eight additional members, all of whom shall be appointed by the Mayor for terms of two years, except that

CONSTITUTION AND BY-LAWS
FOR THE
MAYOR'S CITIZENS ADVISORY COMMITTEE FOR COMMUNITY IMPROVEMENT

December 5, 1966

ARTICLE I - NAME

The name of this Committee shall be the Mayor's Citizens Advisory Committee for Community Improvement.

ARTICLE II - PURPOSE

This is a non-profit organization whose purpose shall be to provide an opportunity for citizens to assist the City Administration in the development and achievement of goals and objectives for community improvement. Specifically, the purpose of the Committee shall be to:

1. Learn about the nature and extent of community deficiencies and the means and methods for remedying them;
2. Make recommendations for improvements; and
3. Help inform other citizens and groups as to the need for the community improvements and thus develop united community understanding of this need.

ARTICLE III - MEMBERSHIP

Section I

Chairman and Vice Chairman of the CACCI shall be appointed by the Mayor for a term of one year. They may succeed themselves.

Section II - Executive Committee

The Executive Committee shall consist of the Chairman, Vice Chairman and not more than eight additional members, all of whom shall be appointed by the Mayor for terms of two years, except that

beginning with the 1967 term 50% of the appointments shall be for one year terminating at the beginning of the 1968 term and 50% of the appointments shall be two years terminating at the beginning of the 1969 term. Members may succeed themselves.

Section III - Sub-Committees

The Chairman and the members of the Sub-Committees of the CACCI shall be appointed by the Mayor following his receipt of the recommendations of the Executive Committee. The Chairman of the sub-committees shall be members of the CACCI. Members of permanent sub-committees shall serve for one year and be members of the CACCI. Members of ad-hoc sub-committees shall serve for the duration of their assignment and may or may not be members of CACCI. Members may succeed themselves. Members of sub-committees shall be persons having especial knowledge and interest concerning the committee's assignment.

Section IV - Members at Large

Members at Large of the CACCI shall be appointed by the Mayor following his receipt of the recommendations of the Executive Committee. Membership shall be limited to one year. Members may succeed themselves. The total number of members at large shall not exceed twenty-five. Members at Large shall be selected from representatives of Neighborhood, Civic, Ethnic and Minority groups and organizations.

ARTICLE IV - OFFICERS

Section I

The officers of the CACCI shall consist of the Chairman and the

Vice Chairman.

Section II - Appointment

The Chairman and Vice Chairman shall be appointed by the Mayor for a term of one year.

Section III - Duties

Chairman: Shall preside over all meetings of the CACCI, recommend appointment of Committees and members to the Mayor with the approval of the Executive Committee, act as Chairman of the Executive Committee, and call meetings of the CACCI and the Executive Committee as directed and needed.

Vice Chairman: Shall perform the duties of the Chairman in the event of his/her absence or inability to perform his/her duties. The Vice Chairman shall also serve as Treasurer.

ARTICLE V - STAFF ASSISTANCE

Section I - Technical Advisors

- a. Executive Committee: The Mayor shall designate a member of his administration to counsel and assist the Executive Committee in directing the activities of the CACCI. He shall attend all meetings of the Executive Committee and of the CACCI.
- b. Sub-Committees: The Mayor shall designate a knowledgeable staff member to counsel and assist each sub-committee in the performance of their assignment. He/she shall attend all meetings of the sub-committee and assist in the preparation of studies and reports.
- c. Secretarial and Clerical Services: The City Administration shall provide secretarial services to the Executive Committee and all sub-committees to take minutes of meetings, prepare and distribute same, prepare and mail meeting announcements and, in general provide all necessary clerical assistance.

ARTICLE VI - COMMITTEES

Section I - Permanent Sub-Committees

The following named committees shall be considered as permanent sub-committees of the COMMUNITY IMPROVEMENT COMMITTEE:

- a. Executive Committee
- b. Minority Housing
- c. Rehabilitation and Code Compliance

Such other permanent sub-committees as deemed necessary may be recommended by the Executive Committee for appointment by the Mayor.

Section II

Other sub-committees of a non-permanent nature shall be recommended by the Executive Committee and appointed by the Mayor.

Section III

The Chairmen of all sub-committees, permanent or ad hoc, shall be appointed by the Mayor following his receipt of the recommendation of the Executive Committee.

Section IV - Duties

The Executive Committee shall meet at least quarterly, at a time and place set by the Chairman to:

- a. Develop policy, rules and by-laws;
- b. Plan the over-all Community Improvement Committee's program; and
- c. Prepare or assist in the preparation of a written assignment for all sub-committees;
- d. Coordinate the activities of the sub-committees;
- e. The Executive Committee shall have power to act for the CACCI within the established policy.
- f. A majority of the members shall constitute a quorum.

ARTICLE VII - MEETINGS

Section I

The Citizens Advisory Committee for Community Improvement shall meet semi-annually at a meeting place and date design-

nated by the Chairman or upon special call of the Executive Committee.

Section II

Sub-committees shall meet as determined by the Chairman of the said sub-committees.

ARTICLE VIII - FINANCING

Section I

The CACCI may request monies or staff assistance from the City Administration to enable it to adequately carry out its responsibilities. The CACCI may also receive contributions.

Section II

The Vice Chairman shall have the responsibility for receipt, custody and disbursement of the funds of the CACCI. In the absence of the Vice Chairman, the Chairman shall assume the financial responsibility of the Vice Chairman.

ARTICLE IX - AMENDMENTS

This Constitution and By-Laws may be amended by a majority vote of the Executive Committee with the approval of the Mayor, provided that the proposed amendments were read at the previous Executive Committee meeting or sent in writing to the membership ten (10) days prior to the meeting.

PROGRESS OF HOUSING INSPECTION
1966

	EAST	WEST	TOTAL INITIAL CODE ENFORCEMENT AREAS	SOUTH GAR- FIELD SQUARE	GARRISON PARK	MILO-GROGAN	TOTAL CODE AREAS	DENNISON	TOTAL U. R. AREAS	TOTAL IN- SPECTIONS
Master Sheets	620	469	1089	1	329	428	1847	238	238	2085
D. U. S.	2071	587	2658	8	639	623	3928	411	411	4339
Orders Issued	570	375	945	1	252	327	1525	319	319	1844
Emergency Orders	90	36	126	0	47	93	266	44	44	310
Emergency Orders Complied	46	30	76	0	30	71	177	83	83	260
N. C. A.	214	124	336	0	73	40	449	28	28	477
Reinspection	3298	264	3562	1	539	769	4871	1235	1235	6106
Complied	473	133	606	2	75	57	740	111	111	851
Work in Progress	1285	79	1364	1	293	64	1722	276	276	1998
Condemned	68	5	73	0	12	15	100	25	25	125
Condemned Removed	12	12	24		6	3	33	17	17	50
Condemned Rehabilitated	13	0	13		1	2	16	16	16	32
Condemned in Progress	12	0	12	0	2	3	17	6	6	23
Work Days	240	237	477	0	0	105	582	248	248	830
Man Hours	13596	7338	20934			3624	24558	5300	5300	29858